

TOWN OF ARLINGTON



TAX CLASSIFICATION HEARING
November 22, 2021
FY2022

PAUL TIERNEY
DIRECTOR OF ASSESSMENTS

HOW TO DETERMINE THE LEVY TOTAL TO BE RAISED AND THE TAX RATE FY 2022

I. CALCULATE THE FY 2022 LEVY LIMIT

A. FY 2021 LEVY LIMIT		\$126,776,920
B. ADD 2.5%		\$3,169,423
C. ADD FY 2022 NEW GROWTH	*	\$933,510
D. ADD FY 2022 OVERRIDE		\$0
E. FY 2022 LEVY LIMIT		\$130,879,853

II. CALCULATE THE FY 2022 TOTAL TO BE RAISED

A. FY 2022 LEVY LIMIT		\$130,879,853
B. ADD FY 2022 SCHOOL DEBT EXCLUSION		\$10,276,792
C. ADD FY 2022 WATER & SEWER DEBT		\$1,845,727
D. ADD FY 2022 SYMMES CAPITAL DEBT EXCLUSION		\$0
MAXIMUM TOTAL TO BE RAISED		\$143,002,372

III. CALCULATE THE FY2022 TAX RATE

TO BE RAISED	/	TOTAL TAXABLE ASSESSED VALUE	X	1000	
\$142,948,226		\$12,517,357,831	X	1000	\$11.42
EXCESS LEVY \$54,146					

*** GROWTH TAX DOLLARS AND THE TAX RATE ARE ESTIMATED PENDING
DEPARTMENT OF REVENUE APPROVAL**

SHIFTING THE TAX RATE

Fiscal Year 2022

I. CALCULATION OF THE MINIMUM RESIDENTIAL FACTOR - 150% Shift (formerly shown on the LA-7)

The Minimum Residential Factor is used to make sure the shift of the tax burden complies with the law ([M.G.L. c. 58, § 1A](#)). Residential and Open Space taxpayers must pay at least 65% of their full and fair cash value share of the levy. Commercial/Industrial/Personal Property taxpayers cannot pay more than 150% of their full and fair cash value share of the levy. If the calculated Minimum Residential Factor is less than 65%, a community cannot make the maximum shift and must use a Commercial/Industrial/Personal Property factor less than 150%.

A Class	B Full and Fair Cash Valuation	C Percentage Share	D Combined Res/OS, CIP
1. Residential	11,805,801,788	94.3154%	94.3154%
2. Open Space	0	0.0000%	
3. Commercial	513,658,303	4.1036%	5.6846%
4. Industrial	25,455,600	0.2034%	
5. Personal Property	172,442,140	1.3776%	
TOTALS	12,517,357,831	100.0000%	

The "Percentage Share" is based on the "Full and Fair Cash Valuation" of each class, which is affected by the level of assessment for each class. The level of assessment can range between 90% and 110%. This alone can cause a shift if the level of assessment for Residential and Open Space is different than the level of assessment for Commercial, Industrial and Personal Property.

Maximum Share of Levy for Commercial/Industrial/Personal Property: 150% * 5.6846% (Lines 3C + 4C + 5C) = 8.5269% (Max % Share)

This calculation shows the maximum % share of the levy allowed for the full and fair cash value of the combined Commercial, Industrial and Personal Property classes (150% of the combined shares.) NOTE: Shift impact is reduced as the Max % Share decreases.

Minimum Share of Levy for Residential and Open Space: 100% - 8.5269% (Max % Share) = 91.4731% (Min % Share)

This calculation shows the minimum % share of the levy allowed for the full and fair cash value of the combined Residential and Open Space Property classes. This is computed by subtracting the Maximum Share for Industrial/Commercial/Personal Property from 100%.

Minimum Residential Factor (MRF): 91.4731% (Min % Share) / 94.3154% (Lines 1C + 2C) = 96.9864% (Minimum Residential Factor)

This calculates the Minimum Residential Factor: divide the minimum % share for Residential and Open Space by the actual % share for Residential and Open Space.

MINIMUM RESIDENTIAL FACTOR: 96.9864% Chapter 58, Section 1A mandates a minimum residential factor of not less than 65 percent

When the Minimum Residential Factor is multiplied by % share of the Residential and Open space full and fair cash value, it reduces the Residential and Open Space share to its Minimum % Share of the Levy as calculated above.

SHIFTING THE TAX RATE
Fiscal Year 2022

II. CALCULATION OF THE LOWEST POSSIBLE RESIDENTIAL FACTOR - 175% Shift (Chapter 200)

Chapter 200 of the Acts of 1988 amended M.G.L. c. 58, § 1A to allow cities and towns to give Residential and Open Space property taxpayers greater tax relief by adopting a shift of the property tax burden from Residential and Open Space taxpayers to the Commercial, Industrial and Personal Property taxpayers, provided certain parameters are not exceeded. Chapter 200 allows a shift of up to 75% (also known as a 175% shift) and lowers the percentage that Residential and Open Space taxpayers must raise to 50%. By expanding the shift, the tax levy on Commercial, Industrial and Personal Property taxpayers increases and the tax Levy on Residential and Open Space taxpayers decreases.

The first Section (Steps 1, 2 & 3) determines whether Residential taxpayers would raise a greater percentage of the property tax levy this fiscal year than they raised last fiscal year, if the town voted the existing law's maximum shift of 150% onto Commercial/Industrial/Personal Property taxpayers.

1. Last year's chosen RESIDENTIAL percentage* (Residential only, does not include Open Space) This is last year's chosen residential percentage (RES%), not including Open Space, from form LA-5 (under the "SHIFT PERENTS" section). (Note: The residential share in the fiscal year prior to a community's first property value certification may be used if the assessors can document that it was lower than the prior year's LA5 RES%.)	<u>94.5798%</u>
2. This year's Minimum Residential Factor using a 150% shift to CIP (from LA-7). This is the "Minimum Residential Factor (MRF)" calculation in Section I above.	<u>96.9864%</u>
3. Minimum residential share (R) in current year using 150% Shift to CIP. This is the "Minimum Share of Levy for Residential and Open Space" calculation in Section I above.	<u>91.4731%</u>

If #1 is greater than #3, STOP!

You may shift only up to 150% to Commercial/Industrial/Personal Property, and line #2 remains your Minimum Residential Factor. You must stop here, because continuing would cause the Residential taxpayers to pay more this year than they did last year.

If #3 is greater than #1, go on., continue the shift calculations. Steps 7, 8 and 9 determine whether or not Residential & Open Space taxpayers would raise a smaller percentage of the property tax levy this fiscal year than they have ever raised since the community's first certification of values, assuming the town voted a 175% shift onto Commercial/Industrial/Personal Property taxpayers as allowed by Chapter 200.

4. Calculate a Residential Factor using a 175% shift to CIP. This Residential Factor is the result of repeating the calculations in Steps 1 through 3 above using a shift of 175% instead of 150%.	_____
5. Multiply this new Residential Factor by this year's residential percentage. This calculation multiplies the factor in step 4 above by the combined Residential/Open Space % Share from the grid at the top.	_____
6. What is the Lowest Historical Residential Percentage since the first certification. This is the "Historic Low % " shown on the LA-5 Options & Certification form.	_____

If #5 is greater than #6, STOP!

You may shift up to 175% to the Commercial/Industrial/Personal Property taxpayers and step 4 is the Lowest Residential Factor.

If #6 is greater than #5, go on.

This section determines the maximum shift allowed by law, and the lowest residential factor allowable to achieve the maximum shift. These calculations will not appear if the 175% shift is not allowed according to the calculations above (If #5 is greater than #6).

7A. Take the lowest historical residential percentage (6 above). The residential share in the year before first certification may be used if assessors document it was lower.	_____
7B. Divide 7A by the current combined residential/open space percentage share (Residential & Open Space % from the grid above).	_____
7C. The result is the lowest residential factor allowable (it may not be less than 50%).	_____
8A. Multiply the factor from 7C by the Percent Share of the Residential & Open Space classes (from the grid above.) This creates the new Minimum Residential & Open Space share.	_____
8B. Subtract the new combined Residential & Open Space share from 100 to compute the new Maximum Commercial / Industrial / Personal Property percentage share.	_____
9A. Divide this new Maximum % Share for Commercial/Industrial/Personal Property.	_____
9B. By the Commercial/Industrial/Personal Property percent share (from the grid above).	_____
9C. To determine the Maximum percentage of shift allowed. The maximum percentage of shift allowed may not be more than 175%	_____

TOWN OF ARLINGTON
CLASSIFICATION OF REAL ESTATE
SELECT BOARD
 November 22, 2021
FISCAL YEAR 2022

I.	OPTION OF THE SELECT BOARD (CHAPTER 797 OF MASSACHUSETTS GENERAL LAW)	
II.	ALLOWS THE BOARD OF SELECTMEN TO INCREASE THE COMMERCIAL, INDUSTRIAL, PERSONAL PROPERTY (CIP) CLASSES OF PROPERTY UP TO 150% OF THE LEVY.	
III.	ARLINGTON'S MINIMAL RESIDENTIAL FACTOR (MRF) FOR FISCAL 2022	96.9864%
IV.	CIP SHARE OF THE FY 2022 LEVY IS	5.6846%
VI.	CIP'S MAXIMUM SHARE THEREFORE MAY BE RAISED TO	8.5269%

**TOWN OF ARLINGTON
ASSESSORS' OFFICE
CLASSIFICATION
FISCAL YEAR 2022**

Note: All rates are estimated subject to DOR certification

At	CIP%	RO%	RATE PER \$1000 AV		CIP	RO
	SHARE	SHARE	CIP	RO	TAX INC. PER 500K	TAX DEC. PER 500K
100.00%	5.6846	94.3154	\$11.42	\$11.42	\$0	\$0
105.00%	5.9688	94.0312	\$11.99	\$11.39	\$286	(\$17.21)
110.00%	6.2531	93.7469	\$12.56	\$11.35	\$571	(\$34.42)
115.00%	6.5373	93.4627	\$13.13	\$11.32	\$857	(\$51.63)
120.00%	6.8215	93.1785	\$13.70	\$11.28	\$1,142	(\$68.83)
125.00%	7.1058	92.8943	\$14.28	\$11.25	\$1,428	(\$86.04)
130.00%	7.3900	92.6100	\$14.85	\$11.21	\$1,713	(\$103.25)
135.00%	7.6742	92.3258	\$15.42	\$11.18	\$1,999	(\$120.46)
140.00%	7.9584	92.0416	\$15.99	\$11.14	\$2,284	(\$137.66)
145.00%	8.2427	91.7573	\$16.56	\$11.11	\$2,570	(\$154.87)
150.00%	8.5269	91.4731	\$17.13	\$11.08	\$2,855	(\$172.08)

CIP SHARE OF LEVY IS	\$8,125,970
CIP MAXIMUM LEVY IS	\$12,188,955

*CIP-COMMERCIAL, INDUSTRIAL, PERSONAL PROPERTY

*RO- RESIDENTIAL, OPEN SPACE

RESIDENTIAL EXEMPTION

Residential Average Assessment	Total Accounts	Total Eligible Accounts	Exemption Voted	Exemption Amount	Total Value Exempted	New Residential Assessment Total	Total Residential Levy	Tax Rate
803,389	14,695	0	0%	0	0	11,805,801,788	134,822,256	\$11.42
		12,948	20%	160,678	2,080,458,744	9,221,058,716	134,822,256	\$14.62
		12,948	15%	120,508	1,560,337,584	9,741,179,876	134,822,256	\$13.84
		12,948	10%	80,339	1,040,229,372	10,261,288,088	134,822,256	\$13.14
		12,948	5%	40,169	520,108,212	10,781,409,248	134,822,256	\$12.51

- **Residential Exemption up to 20% of average residential value: Only adopted in a handful of communities including Boston, Cambridge, Chelsea and Brookline.**
- **Tax Rate would go from \$11.42 to \$14.62 before discount.**
- **The Breakeven point is \$911,000.**
- **Approximately 17% of homes shouldering the burden.**
- **Most homes in Arlington are owner occupied.**

**ASSESSORS' OFFICE
TOWN OF ARLINGTON
TAX RATE PER \$ 1000 OF
ASSESSED VALUE**

YEAR	RATE		YEAR	RATE		YEAR	RATE	YEAR	RATE
1929	\$30.00		1954	\$54.50		FY 1978	\$78.00	FY 2003	\$13.64
1930	\$30.40		1955	\$59.20		FY 1979	\$84.60	FY 2004	\$10.61
1931	\$31.40		1956	\$69.20		FY 1980	\$81.00	FY 2005	\$10.94
1932	\$30.40		1957	\$70.40		FY 1981	\$87.00	FY 2006	\$11.34
1933	\$30.40		1958	\$71.20		FY 1982	\$73.50	FY 2007	\$10.95
1934	\$33.00		1959	\$74.00		FY 1983	\$22.70	FY 2008	\$11.45
1935	\$33.00		1960	\$78.20		FY 1984	\$23.43	FY 2009	\$11.92
1936	\$34.00		1961	\$82.60		FY 1985	\$23.96	FY 2010	\$12.11
1937	\$35.60		1962	\$85.00		FY 1986	\$16.49	FY 2011	\$12.41
1938	\$35.20		1963	\$84.60		FY 1987	\$17.24	FY 2012	\$13.66
1939	\$36.80		1964	\$92.60		FY 1988	\$17.66	FY 2013	\$13.61
1940	\$35.80		1965	\$97.60		FY 1989	\$10.86	FY 2014	\$13.79
1941	\$34.80		1966	\$97.60		FY 1990	\$11.25	FY 2015	\$13.55
1942	\$35.60		1967	\$106.00		FY 1991	\$12.47	FY 2016	\$12.80
1943	\$32.00		1968	\$124.00		FY 1992	\$13.84	FY 2017	\$12.56
1944	\$32.00		1969	\$41.00		FY 1993	\$14.52	FY 2018	\$12.13
1945	\$34.40		1970	\$48.20		FY 1994	\$15.55	FY 2019	\$11.26
1946	\$38.00		1971	\$51.80		FY 1995	\$16.06	FY 2020	\$11.06
1947	\$42.80		1972	\$56.80		FY 1996	\$16.54	FY 2021	\$11.34
1948	\$44.20		1973	\$56.80		FY 1997	\$17.08	FY 2022	\$11.42
1949	\$46.20		1973	\$28.20		FY 1998	\$16.73		
1950	\$50.40		1974	\$74.00		FY 1999	\$17.17		
1951	\$54.20		FY 1975	\$67.20		FY 2000	\$17.66		
1952	\$56.40		FY 1976	\$67.20		FY 2001	\$13.17		
1953	\$57.60		FY 1977	\$74.80		FY 2002	\$13.85		

ASSESSMENT/CLASSIFICATION REPORT as of January 1, 2021
Fiscal Year 2022

Property Type	Parcel Count	Class1 Residential	Class2 Open Space	Class3 Commercial	Class4 Industrial	Class5 Pers Prop
101	8,009	6,764,864,600				
102	3,972	2,122,555,900				
MISC 103,109	10	12,698,400				
104	2,081	2,047,736,860				
105	177	187,948,600				
111-125	155	568,826,200				
130-32,106	291	35,145,300				
200-231	0		0			
300-393	378			451,366,130		
400-442	21				25,455,600	
450-452	0				0	
CH 61 LAND	0	0	0	0		
CH 61A LAND	0	0	0	0		
CH 61B LAND	1	3	0	1,703,311		
012-043	78	66,025,928	0	60,588,862	0	
501	175					8,636,280
502	144					2,902,150
503	0					0
504	2					127,117,680
505	6					18,869,300
506	2					13,752,200
508	3					1,164,530
550-552	0					0
TOTALS	15,508	11,805,801,788	0	513,658,303	25,455,600	172,442,140
Real and Personal Property Total Value						12,517,357,831
Exempt Parcel Count & Value					357	803,944,000

For CH 61, 61A and 61B Land: enter the mixed use parcel count in the left-hand box, and enter the 100% Chapter land parcel count in the right-hand box.

Signatures
Board of Assessors Paul Tierney, Director , Arlington , ptierney@town.arlington.ma.us 781-316-3061 10/27/2021 10:17 AM

Comments
No comments to display.

Documents
Documents have been uploaded.

NOTE : The information was Approved on 11/2/2021

LA13 Tax Base Levy Growth

Retain documentation for 5 years in case of DOR audit - Fiscal Year 2022

Property Class	(A) All Prior Year Abatement No.	(B) All Prior Year Abatement Values	(C) New Growth Valuation	(D) PY Tax Rate	(E) Tax Levy Growth
RESIDENTIAL					
SINGLE FAMILY (101)	13	1,409,200	29,799,100		
CONDOMINIUM (102)	5	495,600	28,386,700		
TWO & THREE FAMILY (104 & 105)	2	146,800	4,753,400		
MULTI - FAMILY (111-125)	3	358,700	3,927,200		
VACANT LAND (130-132 & 106)	1	34,100	0		
ALL OTHERS (103, 109, 012-018)	0	0	1,705,300		
TOTAL RESIDENTIAL	24	2,444,400	68,571,700	11.34	777,603
OPEN SPACE	0	0	0		
OPEN SPACE - CHAPTER 61, 61A, 61B	0	0	0		
TOTAL OPEN SPACE	0	0	0	0.00	0
COMMERCIAL	0	0	1,444,900		
COMMERCIAL - CHAPTER 61, 61A, 61B	0	0	0		
TOTAL COMMERCIAL	0	0	1,444,900	11.34	16,385
INDUSTRIAL	0	0	0	11.34	0
PERSONAL PROPERTY	0	0	12,303,571	11.34	139,522
TOTAL REAL & PERSONAL	24	2,444,400	82,320,171		933,510

Community Comments:

Signatures

Board of Assessors

Paul Tierney, Director , Arlington , ptierney@town.arlington.ma.us 781-316-3061 | 10/27/2021 10:18 AM

Documents

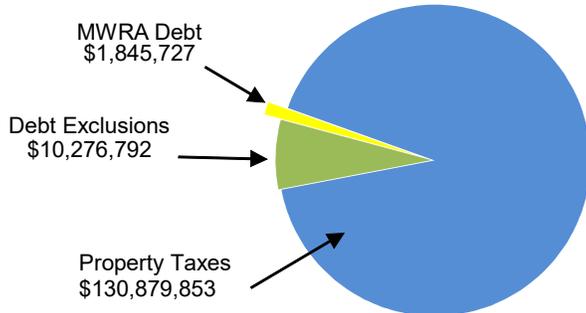
Documents have been uploaded.

NOTE : The information was Approved on 11/2/2021

						22 VS 21					
Code	Type	Count	FY 2022 Assessed Value	Ave. AV	Count Inc/Dec	% Inc/Dec	Ave AV Inc/Dec	Count	FY 2021 Assessed Value	Ave. AV	
101	Single Family	8,009	6,764,864,600	844,658	8	1.95%	15,318	8,001	6,635,547,300	829,340	
102	Condominium	3,972	2,122,555,900	534,380	83	6.09%	19,920	3,889	2,000,734,100	514,460	
Misc 103,109	Misc	10	12,698,400	1,269,840	0	1.73%	21,600	10	12,482,400	1,248,240	
104	2 Family	2,081	2,047,736,860	984,016	-36	0.87%	25,100	2,117	2,030,024,060	958,915	
105	3 Family	177	187,948,600	1,061,856	-2	1.71%	29,481	179	184,795,200	1,032,375	
111-125	Apartments	155	568,826,200	3,669,846	-3	1.24%	113,652	158	561,878,700	3,556,194	
130-132, 106	Res Land	291	35,145,300	120,774	-12	-8.48%	-5,959	303	38,400,300	126,734	
200-231	Open Space	0			0			0			
300-393	Commercial	378	451,366,130	1,194,090	1	0.82%	6,608	377	447,680,930	1,187,483	
400-452	Industrial	22	25,455,600	1,157,073	0	-0.22%	-2,495	22	25,510,500	1,159,568	
CH 61 Land	Ch Land	0			0			0			
CH 61A Land	Ch Land	0			0			0			
CH 61B Land	Ch Land	3	1,703,311	567,770	-1	0.00%	141,943	4	1,703,311	425,828	
012-043(Res)	Mixed Use(Res)	53	66,025,928	1,245,772	13	5.66%	-316,401	40	62,486,919	1,562,173	
012-043(Com)	Mixed Use(Com)	25	60,588,862	1,610,041	-11	1.50%	0	36	59,692,671	1,610,041	
501	Per Prop	175	8,636,280	49,350	-14	1.07%	4,138	189	8,545,080	45,212	
502	Per Prop	144	2,902,150	20,154	-13	-13.34%	-1,176	157	3,348,840	21,330	
503	Per Prop	0	0		0			0	0		
504,550-552	Per Prop	2	127,117,680	63,558,840	0	54.76%	22,489,645	2	82,138,390	41,069,195	
505	Per Prop	6	18,869,300	3,144,883	1	6.82%	-388,137	5	17,665,100	3,533,020	
506	Per Prop	2	13,752,200	6,876,100	0	9.23%	581,100	2	12,590,000	6,295,000	
508	Per Prop	3	1,164,530	388,177	-1	-30.72%	-32,053	4	1,680,920	420,230	
TOTAL		15,508	12,517,357,831			2.71%		15,495	12,186,904,721		
Residential			11,805,801,788			2.42%			11,526,348,979		
Open Space			0.00						0.00		
Commercial			513,658,303			0.90%			509,076,912		
Industrial			25,455,600			-0.22%			25,510,500		
Total Real Est		15,176	12,344,915,691			2.35%		15,136	12,060,936,391		
Personal Prop		332	172,442,140			36.89%		359	125,968,330		
Total Real & PP		15,508	12,517,357,831			2.71%		15,495	12,186,904,721		
Exempt		357	803,944,000					357	798,748,700		
Grand Total		15,865	13,321,301,831					15,852	12,985,653,421		

FY 2022 Tax Rate

Arlington's Property Taxes



Property Taxes The town will collect **\$142,948,226** from property taxes to pay for town services. This will result in an overall tax rate of **\$11.42** per thousand dollars of assessed value.

Debt Exclusions: Included in the total of **\$142,948,226** is **\$10,276,792** for voter approved debt exclusions. The effect of these is **82 cents** on the tax rate of **\$11.42**.

MWRA Debt Included in the total of **\$142,948,226** is **\$1,845,727** for MWRA debt. The effect of this is **15 cents** on the tax rate of **\$11.42**.

- The grand total of all assessed taxable property in Arlington is **\$12,517,357,831** a **2.71%** increase from Fiscal Year 2021

TAX RATE COMPONENTS FY 2018 - FY 2022

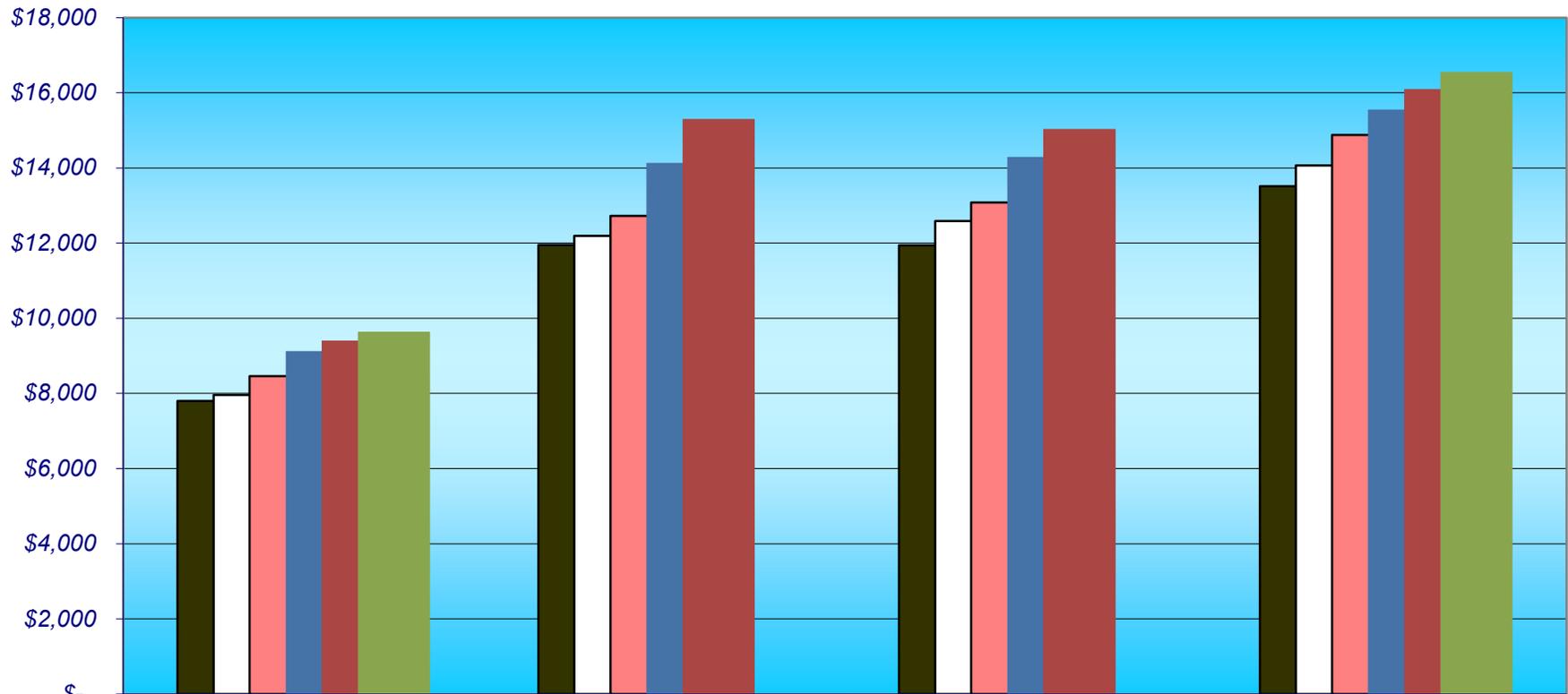
	2018	2019	2020	2021	2022
LEVY BASE	\$10.97	\$9.98	\$9.42	\$10.08	\$10.13
2 1/2%	\$0.27	\$0.25	\$0.24	\$0.25	\$0.25
GROWTH	\$0.13	\$0.09	\$0.07	\$0.07	\$0.07
OVERRIDE	\$0.00	\$0.00	\$0.46	\$0.00	\$0.00
WAT & SEW DEBT EXCL	\$0.58	\$0.51	\$0.46	\$0.30	\$0.15
SCHOOL DEBT EXCLU	\$0.18	\$0.43	\$0.41	\$0.64	\$0.82
SYMMES DEBT	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
TAX RATE *	\$12.13	\$11.26	\$11.06	\$11.34	\$11.42

*Tax Rate =((Amount To Be Raised)/(Total Taxable Assessed Value))*1000

	2018	2019	2020	2021	2022	
MAX LEVY PRIOR FY	\$106,050,906	\$109,965,991	\$113,696,347	\$122,855,373	\$126,776,920	
2.50%	\$2,651,273	\$2,749,150	\$2,842,409	\$3,071,384	\$3,169,423	
GROWTH	\$1,263,812	\$981,206	\$816,616	\$850,163	\$933,510	
OVERRIDE	\$0	\$0	\$5,500,000	\$0	\$0	
MAXIMUM LEVY	\$109,965,991	\$113,696,347	\$122,855,372	\$126,776,920	\$130,879,853	
	LEVY INC %	3.56%	3.28%	7.46%	3.09%	3.13%
	LEVY INC \$	\$3,915,084	\$3,730,356	\$9,159,025	\$3,921,549	\$4,102,933
W/S DEBT SERVICE	\$5,593,112	\$5,593,112	\$5,593,112	\$3,691,454	\$1,845,727	
SCHOOL DEBT EXCLU	\$1,781,404	\$4,772,602	\$4,928,109	\$7,744,595	\$10,276,792	
SYMMES DEBT EXCLU	\$0	\$0	\$0	\$0	\$0	
MAX TO BE RAISED	\$117,340,507	\$124,062,061	\$133,376,594	\$138,212,969	\$143,002,372	
ACTUAL RAISED	\$117,255,201	\$124,010,976	\$133,350,155	\$138,199,499	\$142,948,226	
EXCESS LEVY	\$85,306	\$51,085	\$26,439	\$13,470	\$54,146	
TOTAL TAXABLE ASSESSED VALUE	\$9,666,545,866	\$11,013,408,219	\$12,056,976,079	\$12,186,904,721	\$12,517,357,831	
TOTAL AV % INCREASE	7.98%	13.93%	9.48%	1.08%	2.71%	
TAX RATE	\$12.13	\$11.26	\$11.06	\$11.34	\$11.42	
PENNY ON TAX RATE	\$96,665	\$110,134	\$120,570	\$121,869	\$125,174	
AVE ASSED VAL SINGLE FAMILY	\$655,985	\$752,184	\$825,144	\$829,339	\$844,657	
AVE TAXES SINGLE FAMILY	\$7,957	\$8,470	\$9,126	\$9,405	\$9,646	

* ALL NUMBERS SUBJECT TO ROUNDING AND FINAL DOR CERTIFICATION

**Average Taxes FY2017-FY2022
Single Family Homes**



	<i>Arlington</i>	<i>Belmont</i>	<i>Winchester</i>	<i>Lexington</i>
2017	\$7,802	\$11,953	\$11,945	\$13,515
2018	\$7,957	\$12,195	\$12,590	\$14,069
2019	\$8,462	\$12,720	\$13,082	\$14,876
2020	\$9,126	\$14,135	\$14,297	\$15,557
2021	\$9,405	\$15,305	\$15,034	\$16,097
2022	\$9,646	\$-	\$-	\$16,553